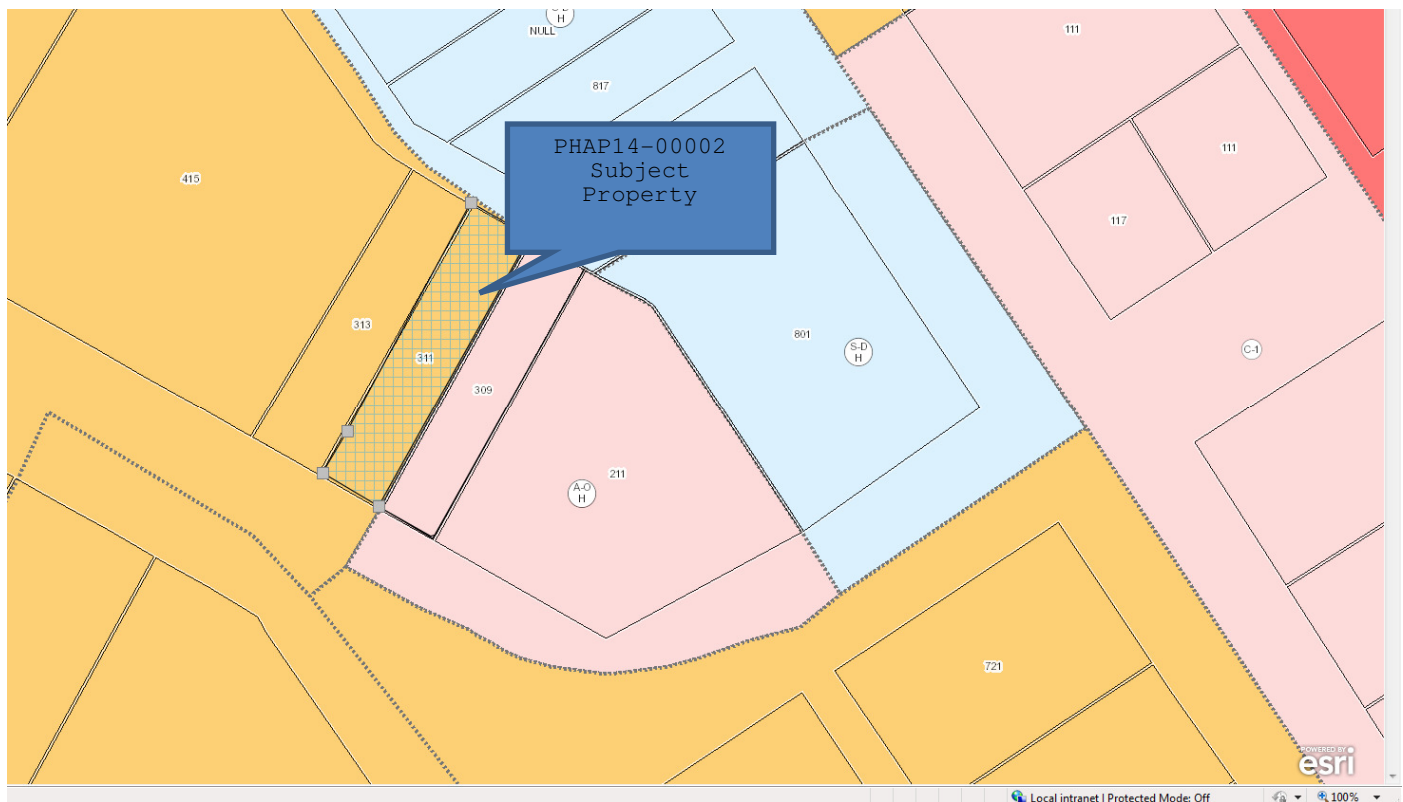




PHAP14-00002

Date: February 10, 2014
Application Type: Certificate of Appropriateness
Property Owner: Mark A. Lopez
Representative: Manuel Ramirez
Legal Description: 6 Sunset Heights 80 ft. of S. 5 ft. of 79, City of El Paso, El Paso County, Texas
Historic District: Sunset Heights
Location: 309 W. Yandell Drive
Representative District: #8
Existing Zoning: A-3/H (Apartments/Historic)
Year Built: 1938
Historic Status: Contributing
Request: Certificate of Appropriateness for the construction of an addition, a deck and a railing and the modification of masonry openings to accommodate new windows and doors at the rear façade.
Application Filed: 1/27/2014
45 Day Expiration: 3/13/2014

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the construction of an addition, a deck and a railing and the modification of masonry openings to accommodate new windows and doors at the rear façade.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- *Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.*
- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*
- *Design new buildings and their features to be compatible in scale, materials, proportions and details with existing historic structures.*
- *Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.*
- *Locate decks at the rear of the structure, or in a location not readily visible from the street.*
- *Decks should be of materials and dimensions that do not monopolize the rear elevation or significantly detract from the architecture of the building.*
- *It is not appropriate to install decks that require the removal of historic materials, or otherwise damage or obscure architectural features. Design and construct decks so that they may be removed in the future without damage to the historic structure.*
- *Retain and preserve the pattern, arrangement, and dimensions of door and window openings on principal elevations.*

- *Doors and windows for new construction and additions should be compatible in proportion, location, shape, pattern, size, and details to existing units.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
 - a. Architectural and historical compatibility*
 - b. Comparison to original profile*
 - c. Level of significance of original doors and windows to the architectural style of the building.*
 - d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

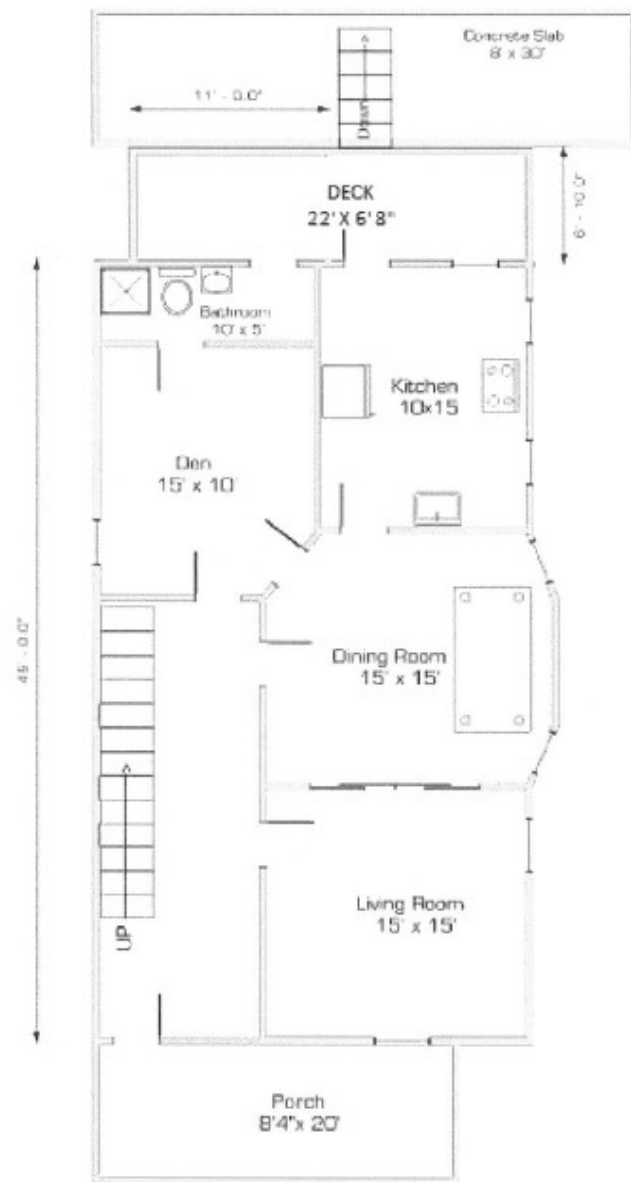
AERIAL MAP



EXISTING FIRST FLOOR PLAN

309 W. YANDELL

EXISTING Floor Plan 1st Level

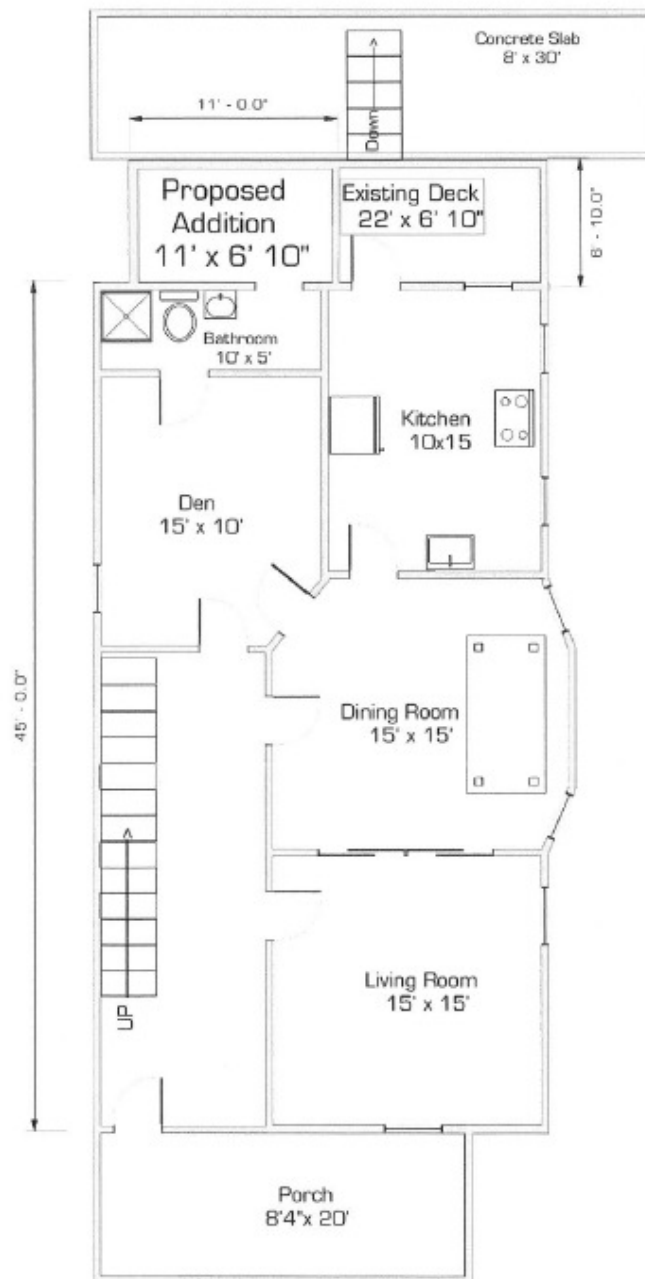


Scale 1" = 4'

PROPOSED FIRST FLOOR PLAN

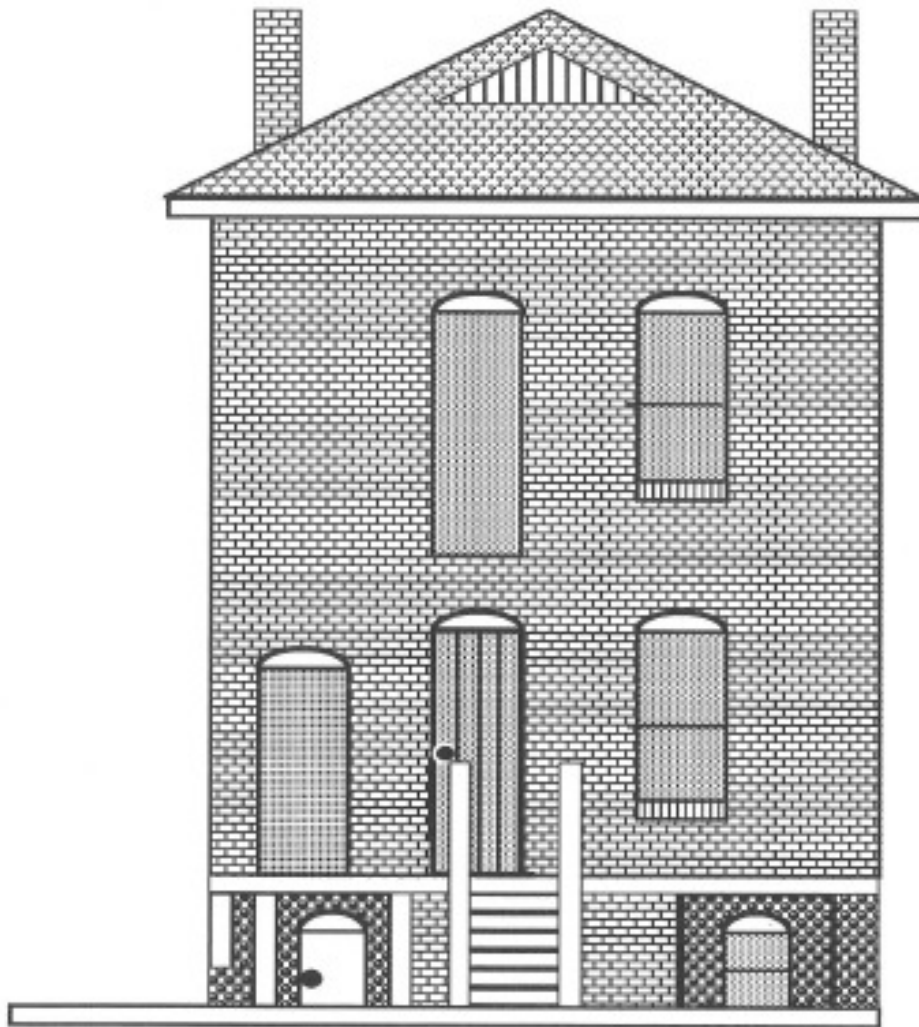
309 W. YANDELL

Floor Plan 1st Level



EXISTING REAR ELEVATION

EXISTING WEST ELEVATION

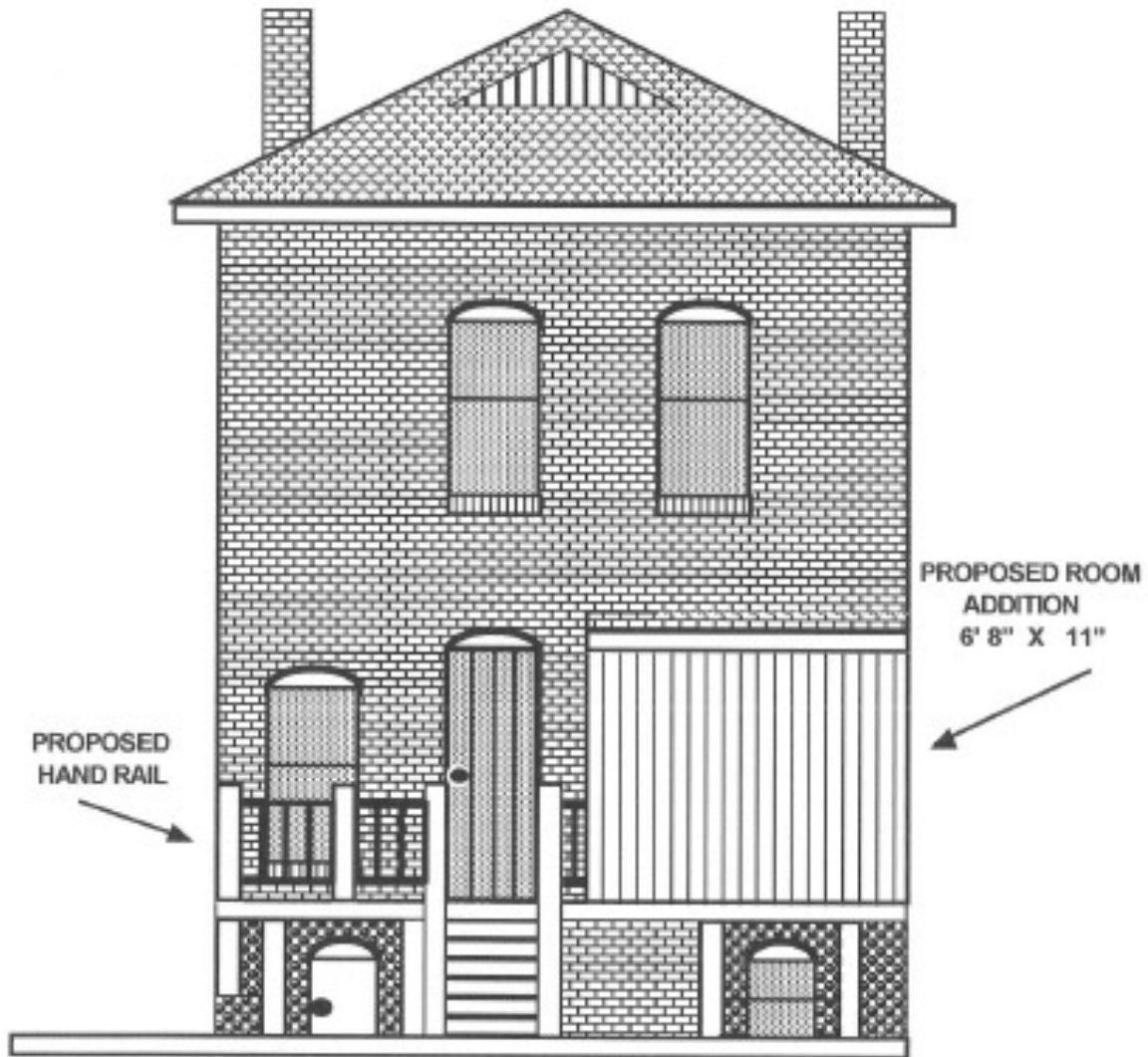


309 W. Yandell

Scale 1 / 5" 1" = 5'

PROPOSED REAR ELEVATION

WEST ELEVATION PROPOSAL



309 W. Yandell

Scale 1 / 5" 1" = 5'

EXISTING AND PROPOSED WEST ELEVATION

